



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

Hoboken Planning Board
94 Washington Street
Hoboken, New Jersey 07030

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PLEASE TAKE NOTICE the Planning Board will hold a regular meeting on **Tuesday, September 6, 2016 at 7:00PM** in the Conference Room (basement) of City Hall at 94 Washington Street, Hoboken, NJ 07030. A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Boards Office at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance, please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email pcarcone@hobokennj.gov.

- 1. Meeting Called to Order**
- 2. Open Public Meeting Statement**
- 3. Roll Call**
- 4. Administrative Matters:**

133 Monroe Street, Block 28 Lot 17, HOP-15-28 – amend resolution to remove references to green roof

627 Washington Ave, Block 217 Lot 8, HOP-15-15 – review request to amend 10/6/15 approval to increase the length of replacement of a brick wall from 8' to 17' 3"

- 5. Matters Scheduled for Public Hearing:**

Location: 302 Garden Street

Case: HOP-16-15

Block: 179, Lot 42

Zone: R-1

Applicant: 302 Garden Re LLC

Summary: Minor Site Plan review and variances for the proposed construction of a new five story building with two residential duplex units over one 896 square feet commercial space;

Variances: Floor to Floor Height, Height, Lot Area, Lot Depth

Attorney: Robert Matule, Esq

Architect: Nastasi Architects

Planner: Ken Ochab

Decision:

Location: 527-529 Monroe Street

Case: HOP-16-16

Block: 67, Lots 14 and 15

Zone: R-3

Applicant: 527 Monroe Street LLC

Summary: Minor Site Plan review and variances for the proposed construction of a new five story building with eight residential on floors 2-5 over one floor of parking(7 spaces) and 600 square feet commercial space;

Variances: Height, Lot Coverage, Retail

Attorney: Robert Matule, Esq

Architect: Minervini Vandermark

Planner: Edward Kolling

Decision:

Location: **502-510 Madison Street**

Case: HOP-16-18

Block: 67 Lots 28,29,30,31 & 32

Zone: R-3

Applicant: 502 Madison Street, LLC

Summary: Final Site Plan review for the proposed construction of a new four story, eighteen-unit residential building with eighteen parking spaces;

Attorney: McDonald & Rodgers, LLC

Architect: Antonio Aiello, AIA

Planner: None

Decision:

7) Next Meeting Date: September 14, 2016 Special Meeting for Stevens Modular

The above is a tentative agenda and as such is subject to change.

Formal Action May Be Taken

Revised 9/1/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, , Robert Matule Esq., John McDonald Esq. ; Judith Fairweather, Esq.